



# MINUTES

## CITY OF PACIFIC GROVE

## PLANNING COMMISSION

6:00 p.m., Thursday, March 17, 2016  
Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

**1. Called to Order at 6:00 p.m.**

**2. Roll Call**

Commissioners Present: Jeanne Byrne, Mark Chakwin (Secretary), Bill Fredrickson (Chair), Don Murphy, Nicholas Smith

Commissioners Absent: Robin Aeschliman, Bill Bluhm (Vice-Chair)

**3. Approval of Minutes**

**a. March 3, 2016**

Recommended Action: Approve minutes as presented.

**On a motion by Commissioner Byrne, seconded by Commissioner Smith, the Commission voted to approve the minutes with a correction to Item 7e to keep home sharing as a separate ordinance. The Commission voted 5-0-2 (Aeschliman and Bluhm absent). Motion passed.**

**4. Public Comments**

**a. Written Communications not related to an agenda item.**

None.

**b. Oral Communications**

None.

**5. Items to be Continued or Withdrawn**

None.

**6. Consent Agenda**

None

**7. Regular Agenda**

**a. Election of Planning Commission Officers**

Description: Elect Chair, Vice-Chair and Secretary

CEQA Status: Not a project

Staff Reference: Mark Brodeur, Director, Community and Economic Development Dept.

**On a motion by Commissioner Byrne, seconded by Commissioner Murphy, the**

**Commission voted 5-0-2 (Aeschliman and Bluhm absent) to maintain Fredrickson as Chair, Bluhm as Vice Chair and Chakwin as Secretary. Motion passed.**

**b. Appeal of the Zoning Administrator's decision**

Description: Consideration of an appeal of the Zoning Administrator's decision for undocumented unit permit 15-671 for a property located at 210 17 Mile Drive, Pacific Grove, CA

Applicant/Owner: Anthony Davi/Jacqueline Trees

Zoning/Land Use: R-4

Legal Description: Lot 3, Block 313, Tract PG Acres /APN: 006-351-015

CEQA Status: This project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301 (class 1 ) – Existing Facilities.

Staff Reference: Laurel O'Halloran, Associate Planner

Recommended Action: Uphold the Zoning Administrator's decision and deny the appeal.

**ITEM CONTINUED FROM THE FEBRUARY 4, 2016 PLANNING COMMISSION MEETING**

Laurel O'Halloran, Associate Planner, presented a staff report.

The Chair opened the floor to public comment.

Mr. Anthony Davi, attorney on behalf on the applicant, spoke in favor of the appeal

The Chair closed the floor to public comments.

The Commission discussed the project.

**On a motion by Commissioner Byrne, seconded by Commissioner Chakwin, the Commission voted to uphold the Zoning Administrator's decision and deny the appeal. The Commission voted 4-1-2 (Murphy no, Aeschliman and Bluhm absent). Motion passed.**

**c. Urban Runoff and Artificial Turf Ordinances**

Description: Additions to Pacific Grove Municipal Code establishing standards for urban runoff and the use of artificial turf

CEQA Status: Exempt

Staff Reference: Jessica Kahn, Environmental Programs Manager

Recommended Action: Receive staff report and provide recommendation for approval to City Council.

Jessica Kahn, Environmental Programs Manager, presented a staff report.

The Chair opened the floor to public comment.

The following members of the public expressed support of the project: Ms. Lisa Ciani

The Chair closed the floor to public comments.

The Commission discussed the project.

**On a motion by Commissioner Chakwin, seconded by Commissioner Byrne, the Commission voted 5-0- 2 (Aeschliman and Bluhm absent) to recommend City Council approval of the Chapter 23.92 Artificial Turf and Recommended Landscape Guidance and strike the text of Chapter 23.90 Urban Runoff. Motion passed.**

**8. Reports of PC Subcommittees**

None.

**9. Reports of PC Members**

None.

**10. Reports of Council Liaison**

Council Member Huitt updated the Planning Commission on recent City Council items.

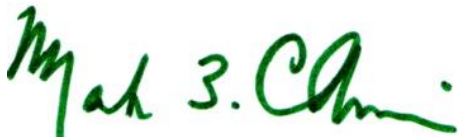
**11. Reports of Staff**

Director Brodeur updated the Commission on comments received from the California Coastal Commission staff on the Local Coastal Plan and an application received for the Holman Hotel.

**12. Adjournment at 8:10 pm.**

**APPROVED BY PLANNING COMMISSION:**

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Mark Chakwin, Secretary

**June 21, 2016**

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Date